



hub urban villages goals

- UVG25** Accommodate concentrations of housing and employment at strategic locations in the transportation system conveniently accessible to the city's residential population, thereby reducing the length of work-trip commutes.
- UVG26** Provide convenient locations for commercial services that serve the populations of the village, surrounding neighborhoods, the city, and the region.
- UVG27** Accommodate concentrations of employment and housing at densities that support pedestrian and transit use and increase opportunities within the city for people to live close to where they work.

hub urban villages policies

- UV25** Designate as hub urban villages areas that are consistent with the following criteria:
1. Zoning that allows a mix of uses to accommodate concentrations of employment and housing.
 2. Sufficient zoned capacity to accommodate a minimum of 25 jobs/acre and to accommodate a total of at least 2,500 jobs within 1/4 mile of the village center, and to accommodate at least 3,500 dwellings units within 1/2 mile of the village center.
 3. The area presently supports, or can accommodate under current zoning, a concentration of residential development at 15 or more units/acre and a total of at least 1,800 housing units within 1/4 mile of the village center.
 4. Surroundings comprised primarily of residential areas that allow a mix of densities, and non-residential activities that support residential use.

5. Within 1/2 mile of the village center a minimum of one-third (at least 20 acres) of the land area is currently zoned to accommodate mixed-use or commercial activity.
6. A broad range of housing types and commercial and retail support services either existing or allowed under current zoning to serve a local, citywide, or regional market.
7. A strategic location in relation to both the local and regional transportation network, including:
 - a. Transit service with a frequency of 15 minutes or less during peak hours, and 30-minute transit headways in the off-peak hours, with direct access to at least one urban center, with the possibility of improved connections to future high capacity transit stations
 - b. Located on the principal arterial network, with connections to regional transportation facilities
 - c. Routes accommodating goods movement
 - d. Convenient and direct, connections to adjacent areas by pedestrians and bicyclists
8. Open space amenities, including:
 - a. Direct access to either existing or potential public open spaces in the immediate vicinity
 - b. Accessibility to major open space resources in the general area via either existing or potential urban trails, boulevards, or other open space links, or anticipated major public investment in open space.



9. Opportunities for redevelopment because of a substantial amount of vacant or under-used land within the village.

UV26 Designate as hub urban villages areas ranging from those able to accommodate growth with minor changes and public investment to those requiring more extensive public investment, where the potential exists to achieve desired village conditions through redevelopment over time.

UV27 Designate the following locations as hub urban villages as shown on Urban Village Figure 1:

1. Lake City
2. North Rainier
3. Bitter Lake Village
4. Ballard
5. West Seattle Junction
6. Fremont

UV28 Permit the size of hub urban villages to vary according to local conditions, but limit their size so that most areas within the village are within a walkable distance of employment and service concentrations in the village.

residential urban villages goal

UVG28 Promote the development of residential urban villages, which function primarily as compact residential neighborhoods providing opportunities for a wide range of housing types and a mix of activities that support the residential population. Support densities in residential urban villages that support transit use.

residential urban villages policies

UV29 Designate as residential urban villages areas that are consistent with the following criteria:

1. The area presently supports, or can accommodate under current zoning, a concentration of residential development at a density of at least 8 units per acre, with a capacity to accommodate a total of at least 1,000 housing units within 2,000 feet of the village center in small to moderate scale structures.
2. The area includes one or more centers of activity that provide or could provide commercial and retail support services to the surrounding area, including at least 10 acres of commercial zoning within a radius of 2,000 feet.
3. The area is generally surrounded by single-family and/or lower-density multifamily areas.
4. The area is presently on the city's arterial network and is served by a transit route providing direct transit service to at least one urban center or hub village, with a peak-hour transit frequency of 15 minutes or less and 30-minute transit headways in the off-peak.
5. The area has the opportunity to be connected by bicycle and/or pedestrian facilities to adjacent areas and nearby public amenities.
6. The area presently includes, or is adjacent to, open space available for public use, or opportunities exist to provide public open space in the future.

UV30 Balance objectives for accommodating growth, supporting transit use and walking, maintaining compatibility with existing development conditions, maintaining affordable housing, and responding to market preferences for certain types of housing, through the density and scale of development permitted.



	A-2 Areas Outside of Centers & Villages	
<p>UV31 Allow employment activity in residential urban villages to the extent that it does not conflict with the overall residential function and character of the village, provided that a different mix of uses may be established through an adopted neighborhood plan.</p>	<p>goal</p> <p>UVG29 Support and maintain the positive qualities of areas outside of urban centers and villages.</p>	
<p>UV32 Designate the following residential urban villages as shown on Urban Village Figure 1:</p> <ol style="list-style-type: none"> 1. Crown Hill 2. 23rd Avenue S @ S Jackson – Union 3. Madison-Miller 4. Wallingford 5. Eastlake 6. MLK@Holly Street 7. South Park 8. Upper Queen Anne 9. Roosevelt 10. Aurora-Licton 11. Green Lake 12. Rainier Beach 13. Morgan Junction 14. Admiral 15. North Beacon Hill 16. Greenwood/Phinney Ridge 17. Columbia City 18. Westwood/Highland Park 	<p>policies</p> <p>UV35 Provide that the area of the city outside urban centers and villages remain primarily as residential and commercial areas with allowable densities similar to existing conditions, or as industrial areas, or major institutions.</p> <p>UV36 Protect single-family areas, both inside and outside of urban villages. Allow limited multifamily, commercial, and industrial uses outside of villages to support the surrounding area or to permit the existing character to remain.</p> <p>UV37 Recognize neighborhood anchors designated in adopted neighborhood plans as important community resources that provide a transit and service focus for those areas outside of urban villages.</p>	urban village element
<p>UV33 Permit the size of residential urban villages to vary according to local conditions, but consider it generally desirable that any location within the village be within easy walking distance of at least one center of activity and services.</p>	<p>UV38 Permit limited amounts of development consistent with the desire to maintain the general intensity of development that presently characterizes the multifamily, commercial, and industrial areas outside of urban centers and villages and direct the greatest share of growth to the urban centers and villages.</p>	
<p>UV34 Include among areas considered suitable for designation as residential urban villages those areas that possess the desired characteristics and infrastructure to support a moderately dense residential population and those areas that, while lacking infrastructure or other characteristics of a residential urban village, warrant public investment to address inadequacies in order to promote a transition to a higher density residential neighborhood.</p>	<p>UV39 Accommodate growth consistent with adopted master plans for designated major institutions located throughout the city.</p>	

**B** Distribution of Growth

discussion

The urban village strategy directs Seattle's future growth primarily to areas designated as centers and villages. The greatest share of job growth will be accommodated in urban centers – areas that already function as high density, concentrated employment centers with the greatest access to the regional transit network. Growth in industrial sector jobs will continue to be accommodated primarily within the two manufacturing/industrial centers where this activity is already securely established. Job growth will also occur in hub urban villages, which are distributed throughout the city to promote additional employment concentrations in areas easily accessible to the surrounding residential population, thereby locating jobs and services near where people live.

The greatest share of residential growth will also be accommodated in urban centers, increasing opportunities for people to live close to work. The next most significant share of residential growth will be distributed among the various hub and residential urban villages throughout the city in amounts compatible with the existing development characteristics of individual areas.

Modest growth will also be dispersed, generally at low density, in various areas outside centers and villages.

Growth targets at the citywide level represent the city's share of King County's projected 20-year population and employment growth. The City plans its zoning and infrastructure to accommodate these targets citywide as well as for the individual urban centers and villages.

Across the city, there are currently just under two jobs for every household. The 20-year growth targets this Plan anticipates will continue that ratio. Similar ratios apply throughout King County and the four-county region.

Within the city, jobs and households are not evenly distributed. For instance, the four contiguous urban centers (Downtown, Capitol Hill/First Hill, South Lake Union, and Uptown) contain almost one-fifth of the city's households and nearly one-half of the city's jobs – on less than 5 percent of the city's land. And among the city's urban centers, there are substantial differences in the distribution of jobs and housing. Downtown, for instance, has about ten times more jobs than housing units. This Plan's growth targets indicate that the expected growth in households will change the ratio between jobs and households in some urban centers to be somewhat closer to the citywide average over the next 20 years. However, the growth targets also show that the role these centers currently play as primarily job centers is likely to continue.

20-year targets of the growth of each urban center and urban village can be found in Urban Village Appendix A.

goals

- UVG30** Encourage growth in locations within the city that support more compact and less land-consuming, high quality urban living.
- UVG31** Concentrate a greater share of employment growth in locations convenient to the city's residential population to promote walking and transit use and reduce the length of work trips.
- UVG32** Plan for urban centers to receive the most substantial share of Seattle's growth consistent with their role in shaping the regional growth pattern.
- UVG33** Encourage growth in Seattle between 2004-2024, to be generally distributed across the city as shown in Figure 8.